

April 28, 2006

Steve Swanton, Planner
City of Las Vegas
731 S. Fourth St.
Las Vegas, NV 89101

VARIANCE FOR - SDR- 10126, MOD- 11449, SUP-11444 THE GREAT MALL OF LAS VEGAS

Dear Mr. Swanton,

Please accept this application for a variance for The Great Mall of Las Vegas. The property is located at the corner of Grand Montecito Parkway and Deer Springs Way. The Great Mall of Las Vegas is a unique mixed-use development project which will consist of a regional mall, consisting of a total area of 1,575,000 square feet and a residential component, consisting of a total of 1,200 units in four towers.

We are submitting a variance from Section 19.06.110E which requires "a minimum of 20 percent of the gross property area to be added to or developed within the T-C District shall consist of any combination of open space, recreational facilities, multi-purpose trails, pedestrian and bicycle facilities, other common community facilities and landscaped areas in public rights-of-way". The site as designed provides a total of 16.5% open space for the entire site and 15.4% for the site located within the Town Center Plan and 17.4% for the site located in the Montecito Plan. However, some of the amenities provided in this project cannot be counted toward the open space requirement, but they do provide active recreational opportunities. These amenities include the air conditioned mall corridor which can be used for walking (such as the Cardiac Club), a 70,000 square foot theatre complex, and common areas of 205,000 square feet on the first, second and third floors of the condominium towers. Also, future residents of the project will utilize the facilities provided in the Las Vegas Central Park, which is directly north of the mall.

A variance can be approved by the Planning Commission with the finding that "extraordinary and exceptional situation or condition of the piece of property, that the strict application of any zoning regulation would result in a peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from the strict application may be granted so as to relieve the difficulties or hardship.

Based upon the facts as outlined in the justification letter we believe that the necessary findings can be made to approve this variance request. Thank you for your time and support in reviewing the variance for the Great Mall of Las Vegas.

Sincerely,



Sue Gray, AICP
Entitlements Manager

VAR-13505
05/25/06 PC